178.0	0006	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 622,500 / 622,500
					USE VALUE: 622,500 / 622,500
					ASSESSED: 622,500 / 622,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES KENNETH J & MARY C
Owner 2:	
Owner 3:	
Street 1:	23 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,229 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1188 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6229.000	197,700		424,800	622,500
Total Card	0.143	197,700		424,800	622,500
Total Parcel	0.143	197,700		424,800	622,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.99 | /Parcel: 523.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	120817
GIS Ref	
GIS Ref	
Insp Date	07/27/18

!14009!

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,700	0	6,229.	424,800	622,500	622,500	Year End Roll	12/18/2019
2019	101	FV	179,600	0	6,229.	424,800	604,400	604,400	Year End Roll	1/3/2019
2018	101	FV	179,600	0	6,229.	358,100	537,700	537,700	Year End Roll	12/20/2017
2017	101	FV	179,600	0	6,229.	327,700	507,300	507,300	Year End Roll	1/3/2017
2016	101	FV	179,600	0	6,229.	279,200	458,800	458,800	Year End	1/4/2016
2015	101	FV	178,400	0	6,229.	242,700	421,100	421,100	Year End Roll	12/11/2014
2014	101	FV	178,400	0	6,229.	224,500	402,900	402,900	Year End Roll	12/16/2013
2013	101	FV	178,400	0	6,229.	213,600	392,000	392,000		12/13/2012

PRINT

Date	Time
12/11/20	03:53:41

LAST REV

Date	Time
10/15/18	11:13:35
apro	
14009	

USER DEFINED

Prior Id # 1:	120817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1084-96		7/1/1991		174,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1212	Heat App	11,987		9/18/2014			Install AC.
6/19/2001	419	Redo Bat	25,000	C				REMODEL BATH-ADD 3
5/24/1992	198		6,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
11/6/2008	Measured	163	PATRIOT
3/1/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6229		Sq. Ft.	Site		0	70.	0.97	7									424,811						424,800	

Total AC/HA: 0.14300 | Total SF/SM: 6229 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,811 | Spl Credit | Total: 424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	127.666
Other Features:	66718
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268606
Depreciation:	70912
Depreciated Total:	197694

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

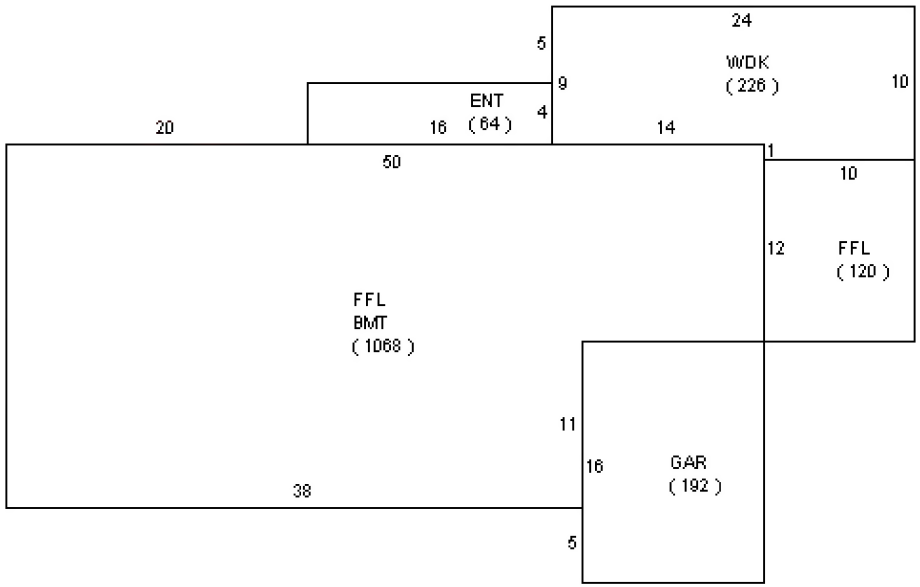
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.67
Special Features:	0	Val/Su Net:	72.21
Final Total:	197700	Val/Su SzAd	166.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	127.670	151,667
BMT	Basement	1,068	38.300	40,904
WDK	Deck	226	10.380	2,345
GAR	Garage	192	27.890	5,355
ENT	ENTRY	64	25.250	1,616

Net Sketched Area:	2,738			Total:	201,887
Size Ad	1188	Gross Are	2738	FinArea	1188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	